126.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,206,500 / 1,206,500
					USE VALUE:	1,206,500 / 1,206,500
					ASSESSED:	1,206,500 / 1,206,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORMLEY BRENDAN P & JESSICA B
Owner 2:	
Owner 3:	
Street 1:	17 OTTAWA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY BRENDAN P -
Owner 2:	-
Street 1:	17 OTTAWA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3345 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8030.000	607,000	4,700	594,800	1,206,500
Total Card	0.184	607,000	4,700	594,800	1,206,500
Total Parcel	0.184	607,000	4,700	594,800	1,206,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.69 | /Parcel: 360.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	607,000	4700	8,030.	594,800	1,206,500	1,206,500	Year End Roll	12/18/2019
2019	104	FV	467,000	4700	8,030.	627,900	1,099,600	1,099,600	Year End Roll	1/3/2019
2018	104	FV	467,000	4700	8,030.	462,600	934,300	934,300	Year End Roll	12/20/2017
2017	104	FV	437,200	4700	8,030.	442,800	884,700	884,700	Year End Roll	1/3/2017
2016	104	FV	437,200	4700	8,030.	409,800	851,700	851,700	Year End	1/4/2016
2015	104	FV	388,300	4700	8,030.	343,700	736,700	736,700	Year End Roll	12/11/2014
2014	104	FV	388,300	4700	8,030.	335,700	728,700	728,700	Year End Roll	12/16/2013
2013	104	FV	404,500	4700	8,030.	319,900	729,100	729,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY BRENDAN	63894-557		7/10/2014	Convenience	99	No	No		
JUNE HOWARD	31721-169		8/16/2000		447,500	No	No		
	9893-166		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
11/16/2000	MLS	HC	Helen Chinal
5/13/2000	Missed Appt.	197	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
8/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8030		Sq. Ft.	Site		0	90.	0.82	10									594,811						594,800	

Total AC/HA: 0.18434 | Total SF/SM: 8030 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 594,811 | Spl Credit | Total: 594,800

PRINT

Date	Time
12/11/20	00:10:33

LAST REV

Date	Time
01/17/18	09:29:47

ekelly

PAT ACCT. 9749

User Acct: 80986
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!9749!

USER DEFINED

Prior Id # 1:	80986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00000000
Const Adj.:	1.00474954
Adj $ / SQ:	170.807
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824712
Depreciation:	217724
Depreciated Total:	606988

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

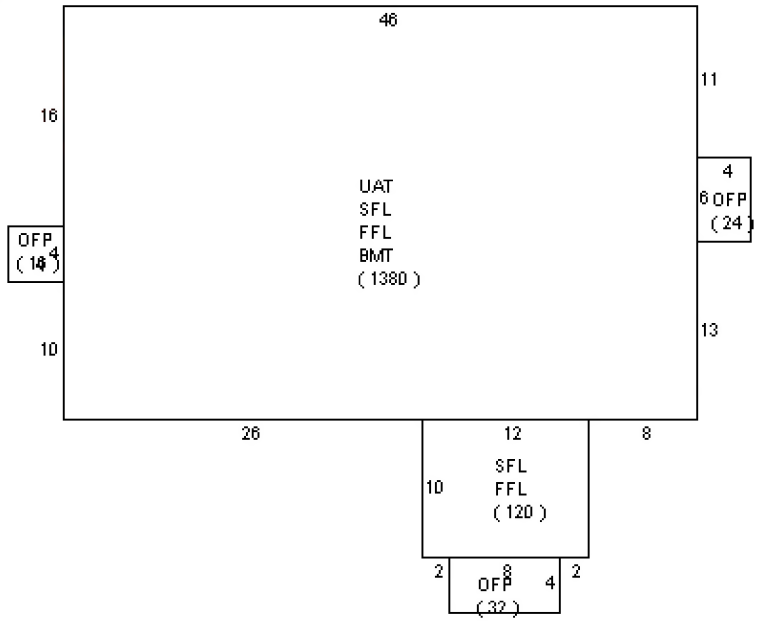
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.89
Special Features:	0	Val/Su Net:	126.54
Final Total:	607000	Val/Su SzAd	202.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,500	170.810	256,211
SFL	Second Floor	1,500	170.810	256,211
BMT	Basement	1,380	51.240	70,714
UAT	Upper Attic	345	119.570	41,250
OFP	Open Porch	72	39.600	2,851

Net Sketched Area:	4,797			Total:	627,237
Size Ad	3000	Gross Are	5832	FinArea	3345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc